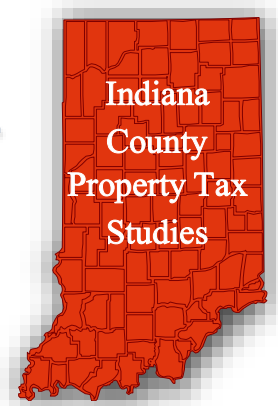


# 2013 Delaware County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



**This report describes property tax changes in Delaware County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Delaware County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	2.5%	\$115,984,401	\$3,199,762,100	33.3%
Change		9.8%	-0.7%	
2012	-1.6%	\$105,630,559	\$3,222,659,765	25.8%

## Comparable Homestead Property Tax Changes in Delaware County

The total tax bill for all taxpayers in Delaware County increased by 2.5% in 2013. The main reason was a 9.8% increase in the levy. Since the levy increased and certified net assessed value fell, tax rates increased, and this caused a large increase in tax cap credits as a percent of the levy, from 25.8% in 2012 to 33.3% in 2013. The higher tax cap credits and an increase in local homestead credits held the tax bill increase below the levy rise.

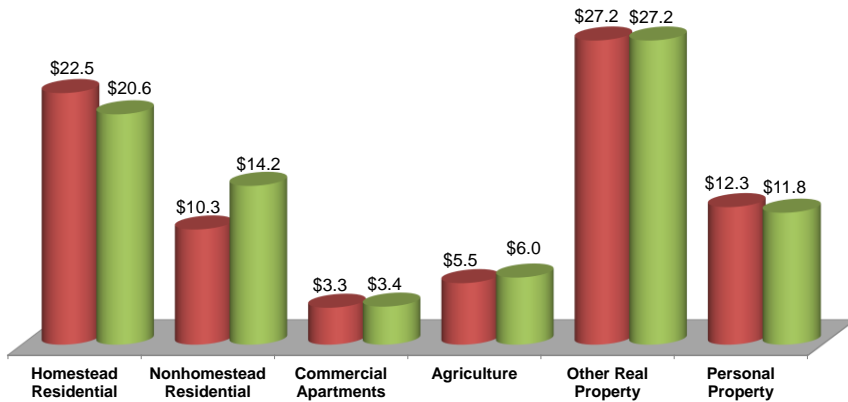
Delaware County homeowners experienced a 2.4% decrease in property tax bills in 2013. This was due to a decrease in homestead net assessed value and an increase in local property tax credits, which offset an increase in tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	11,684	42.6%
No Change	2,010	7.3%
Lower Tax Bill	13,755	50.1%
<b>Average Change in Tax Bill</b>	<b>-2.4%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	3,570	13.0%
10% to 19%	2,671	9.7%
1% to 9%	5,443	19.8%
-1% to 1%	2,010	7.3%
-1% to -9%	6,121	22.3%
-10% to -19%	3,855	14.0%
-20% or More	3,779	13.8%
<b>Total</b>	<b>27,449</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

### Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$81.1 ■ 2013 - Total \$83.2



In Delaware County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 2.5%, slightly more than the average 2.1% increase statewide. Nonhomestead residential property saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in 33 of 45 Delaware County tax districts in 2013. The average tax rate rose by 10.6% because of a large levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Delaware County increased by 9.8%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Delaware County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$2,924,839,294	\$2,671,063,705	-8.7%	\$1,059,317,352	\$974,967,900	-8.0%
Other Residential	703,840,899	899,565,799	27.8%	671,957,884	871,141,591	29.6%
Ag Business/Land	317,663,697	342,916,850	7.9%	312,890,121	338,726,318	8.3%
Business Real/Personal	2,339,639,361	2,190,158,554	-6.4%	1,425,194,629	1,397,999,677	-1.9%
<b>Total</b>	<b>\$6,285,983,251</b>	<b>\$6,103,704,908</b>	<b>-2.9%</b>	<b>\$3,469,359,986</b>	<b>\$3,582,835,486</b>	<b>3.3%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Delaware County's total billed net assessed value increased by 3.3% in 2013. Increases in other residential assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$3,153,464	\$3,436,458	\$282,995	9.0%
2%	12,739,972	19,784,427	7,044,455	55.3%
3%	13,335,102	18,708,070	5,372,967	40.3%
Elderly	56,495	76,661	20,166	35.7%
<b>Total</b>	<b>\$29,285,033</b>	<b>\$42,005,616</b>	<b>\$12,720,583</b>	<b>43.4%</b>
<b>% of Levy</b>	<b>25.8%</b>	<b>33.3%</b>		

Total tax cap credits in Delaware County were \$42.0 million, which was 33.3% of the levy. This was the largest credit percentage in the state. The state average was 10.9%, but the median or typical county saw credits equal to 4.2% of its levy. Tax rates were the main determinant of tax cap credits. Delaware County's average tax rate was higher

than the statewide average rate. Most of the tax cap credits in Delaware County were in the 2% nonhomestead residential/farmland and 3% business categories. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Delaware County increased \$12,720,583 between 2012 and 2013. Credits as a share of the total levy rose to 33.3% in 2013 from 25.8% in 2012.

### Delaware County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	<i>104,644,926</i>	<i>107,160,946</i>	<i>106,989,155</i>	<i>105,630,559</i>	<i>115,984,401</i>	2.4%	-0.2%	-1.3%	9.8%
Delaware County	20,797,635	21,323,677	21,244,598	21,740,063	22,932,695	2.5%	-0.4%	2.3%	5.5%
Center Township	2,463,080	2,480,750	2,569,837	2,624,348	2,262,412	0.7%	3.6%	2.1%	-13.8%
Delaware Township	51,745	52,550	53,103	53,817	54,247	1.6%	1.1%	1.3%	0.8%
Hamilton Township	182,548	186,275	153,999	147,444	154,740	2.0%	-17.3%	-4.3%	4.9%
Harrison Township	76,001	77,054	79,111	79,583	27,474	1.4%	2.7%	0.6%	-65.5%
Liberty Township	70,344	71,510	114,669	105,333	109,625	1.7%	60.4%	-8.1%	4.1%
Monroe Township	156,370	135,081	158,399	185,637	96,006	-13.6%	17.3%	17.2%	-48.3%
Mt. Pleasant Township	241,077	282,813	272,971	271,096	70,956	17.3%	-3.5%	-0.7%	-73.8%
Niles Township	39,265	40,753	41,775	22,558	19,908	3.8%	2.5%	-46.0%	-11.7%
Perry Township	30,018	30,868	30,921	31,087	32,345	2.8%	0.2%	0.5%	4.0%
Salem Township	107,240	110,219	101,730	63,354	64,839	2.8%	-7.7%	-37.7%	2.3%
Union Township	48,782	50,381	51,165	52,401	53,876	3.3%	1.6%	2.4%	2.8%
Washington Township	34,778	36,071	36,985	38,152	39,212	3.7%	2.5%	3.2%	2.8%
Muncie Civil City	24,646,888	25,965,956	28,059,288	24,489,363	30,478,063	5.4%	8.1%	-12.7%	24.5%
Albany Civil Town	301,518	313,132	315,124	325,574	325,844	3.9%	0.6%	3.3%	0.1%
Eaton Civil Town	315,470	326,633	458,992	473,257	515,067	3.5%	40.5%	3.1%	8.8%
Gaston Civil Town	188,352	195,554	200,799	206,730	213,015	3.8%	2.7%	3.0%	3.0%
Selma Civil Town	98,919	102,391	102,204	107,914	110,786	3.5%	-0.2%	5.6%	2.7%
Yorktown Civil Town	2,132,485	2,206,422	2,047,352	2,307,569	2,293,230	3.5%	-7.2%	12.7%	-0.6%
Chesterfield Civil Town	72,946	83,964	82,920	92,570	84,714	15.1%	-1.2%	11.6%	-8.5%
Daleville Civil Town	273,913	288,669	277,510	308,568	321,394	5.4%	-3.9%	11.2%	4.2%
Delaware Community School Corp	4,609,504	5,757,179	5,666,666	5,048,771	4,971,695	24.9%	-1.6%	-10.9%	-1.5%
Wes-Del Community School Corp	1,794,975	1,853,583	1,821,975	1,738,952	1,788,930	3.3%	-1.7%	-4.6%	2.9%
Liberty-Perry Community School Corp	2,373,159	2,021,049	1,980,505	1,697,677	2,125,369	-14.8%	-2.0%	-14.3%	25.2%
Cowan Community School Corp	1,563,152	1,650,037	1,523,375	1,436,416	1,520,299	5.6%	-7.7%	-5.7%	5.8%
Yorktown Community Schools	6,256,019	5,667,654	5,500,839	4,977,612	4,880,893	-9.4%	-2.9%	-9.5%	-1.9%
Daleville Community Schools	2,123,435	2,016,264	1,976,697	1,814,782	1,916,692	-5.0%	-2.0%	-8.2%	5.6%
Muncie Community School Corp	17,201,568	17,366,960	16,271,883	19,353,005	19,970,893	1.0%	-6.3%	18.9%	3.2%
Muncie Public Library	3,989,813	3,944,610	4,210,456	3,847,505	4,461,308	-1.1%	6.7%	-8.6%	16.0%
Yorktown - Mt Pleasant Library	412,441	428,121	439,515	453,340	465,895	3.8%	2.7%	3.1%	2.8%
Muncie Sanitary	7,731,045	7,699,114	6,452,485	6,751,680	8,605,763	-0.4%	-16.2%	4.6%	27.5%
Muncie Public Transportation	3,457,378	3,578,691	3,929,471	4,052,857	4,158,680	3.5%	9.8%	3.1%	2.6%
Delaware Airport	560,435	565,588	568,966	473,731	591,956	0.9%	0.6%	-16.7%	25.0%
East Central Indiana Solid Waste	242,628	251,373	192,870	257,813	265,580	3.6%	-23.3%	33.7%	3.0%
Delaware County Redevelopment	0	0	0	0	0				
Town of Yorktown Redevelopment	0	0	0	0	0				
Muncie Redevelopment Commission	0	0	0	0	0				

# Delaware County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates					Net Tax Rate, Homesteads	
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead		LOIT Residential
18001	Center Township	2.4443	--	--	18.9078%	--	--	--	1.9821
18002	Center Township - Muncie San	2.9259	--	--	18.9078%	--	--	--	2.3727
18003	Muncie City - Center Township	5.1222	--	--	18.9078%	--	--	--	4.1537
18004	Delaware Township	1.8343	--	--	18.9078%	--	--	--	1.4875
18005	Albany Town - Delaware Township	2.5709	--	--	18.9078%	--	--	--	2.0848
18006	Hamilton Township	1.8474	--	--	18.9078%	--	--	--	1.4981
18007	Hamilton Twp - Muncie Sanitary	2.3290	--	--	18.9078%	--	--	--	1.8886
18008	Harrison Township	1.4901	--	--	18.9078%	--	--	--	1.2084
18009	Harrison Twp - Muncie Sanitary	1.9717	--	--	18.9078%	--	--	--	1.5989
18010	Liberty Township	1.8743	--	--	18.9078%	--	--	--	1.5199
18011	Selma Town	2.5761	--	--	18.9078%	--	--	--	2.0890
18012	Monroe Township	2.1678	--	--	18.9078%	--	--	--	1.7579
18013	Monroe Township - Muncie San	2.6494	--	--	18.9078%	--	--	--	2.1485
18014	Mt Pleasant Township	2.1074	--	--	18.9078%	--	--	--	1.7089
18015	Mt Pleasant Twp - Muncie San	2.5890	--	--	18.9078%	--	--	--	2.0995
18016	Muncie City - Mt Pleasant Twp	4.7852	--	--	18.9078%	--	--	--	3.8804
18017	Yorktown Town	2.7096	--	--	18.9078%	--	--	--	2.1973
18018	Niles Township	1.8064	--	--	18.9078%	--	--	--	1.4648
18019	Albany Town - Niles Twp	2.5774	--	--	18.9078%	--	--	--	2.0901
18020	Perry Township	1.8237	--	--	18.9078%	--	--	--	1.4789
18021	Salem Township	2.0918	--	--	18.9078%	--	--	--	1.6963
18022	Union Township	1.8554	--	--	18.9078%	--	--	--	1.5046
18023	Eaton Town	3.3960	--	--	18.9078%	--	--	--	2.7539
18024	Washington Township	1.5293	--	--	18.9078%	--	--	--	1.2401
18025	Gaston Town	3.4699	--	--	18.9078%	--	--	--	2.8138
18026	Daleville Town	2.7921	--	--	18.9078%	--	--	--	2.2642
18027	Chesterfield Town	3.1420	--	--	18.9078%	--	--	--	2.5479
18028	Hamilton Sanitary Muncie	4.7334	--	--	18.9078%	--	--	--	3.8384
18029	Liberty Muncie	4.7540	--	--	18.9078%	--	--	--	3.8551
18030	Muncie Annex	5.1222	--	--	18.9078%	--	--	--	4.1537
18031	Mt Pleasant-Muncie-Cnty TIF	4.7852	--	--	18.9078%	--	--	--	3.8804
18032	Yorktown Annex	2.7375	--	--	18.9078%	--	--	--	2.2199
18033	Muncie Phase-In 1	5.1222	--	--	18.9078%	--	--	--	4.1537
18034	Muncie Phase-In 2	5.1222	--	--	18.9078%	--	--	--	4.1537
18035	Yorktown San	3.2191	--	--	18.9078%	--	--	--	2.6104
18036	Muncie Phase-In 3	4.6515	--	--	18.9078%	--	--	--	3.7720
18037	Muncie Phase-In 4	5.1222	--	--	18.9078%	--	--	--	4.1537
18038	Muncie Phase-In 5	5.1222	--	--	18.9078%	--	--	--	4.1537
18039	Muncie Phase-In 6	5.1222	--	--	18.9078%	--	--	--	4.1537
18040	Muncie Phase-In 7	4.4254	--	--	18.9078%	--	--	--	3.5887
18041	Harrison Sanitary Muncie	4.4254	--	--	18.9078%	--	--	--	3.5887
18042	Hamilton Eaton	3.3724	--	--	18.9078%	--	--	--	2.7348
18043	Muncie Phase In 8	2.9761	--	--	18.9078%	--	--	--	2.4134
18044	Muncie Phase In 9	3.1743	--	--	18.9078%	--	--	--	2.5741
18045	Muncie Phase In 10	2.9761	--	--	18.9078%	--	--	--	2.4134

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

**Delaware County 2013 Circuit Breaker Cap Credits**

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	3,435,847	18,322,940	16,788,731	76,661	38,624,179	115,984,401	33.3%
<i>TIF Total</i>	611	1,461,487	1,919,339	0	3,381,436	10,146,689	33.3%
<i>County Total</i>	3,436,458	19,784,427	18,708,070	76,661	42,005,616	126,131,090	33.3%
Delaware County	540,691	2,731,789	2,362,609	16,450	5,651,540	22,932,695	24.6%
Center Township	74,454	456,804	458,381	1,171	990,810	2,262,412	43.8%
Delaware Township	74	610	0	45	729	54,247	1.3%
Hamilton Township	182	1,507	451	151	2,291	154,740	1.5%
Harrison Township	69	33	21	22	145	27,474	0.5%
Liberty Township	73	322	140	191	726	109,625	0.7%
Monroe Township	145	2,806	0	98	3,048	96,006	3.2%
Mt. Pleasant Township	3,911	6,329	258	90	10,588	70,956	14.9%
Niles Township	26	130	0	9	165	19,908	0.8%
Perry Township	18	0	0	38	55	32,345	0.2%
Salem Township	134	1,634	59	15	1,843	64,839	2.8%
Union Township	75	1,504	592	38	2,209	53,876	4.1%
Washington Township	11	628	122	12	772	39,212	2.0%
Muncie Civil City	1,119,671	6,471,476	6,312,578	17,982	13,921,708	30,478,063	45.7%
Albany Civil Town	1,008	24,469	0	121	25,598	325,844	7.9%
Eaton Civil Town	3,324	82,499	29,636	361	115,820	515,067	22.5%
Gaston Civil Town	886	51,233	9,927	4	62,050	213,015	29.1%
Selma Civil Town	0	10,708	0	160	10,868	110,786	9.8%
Yorktown Civil Town	116,936	135,289	2,258	2,350	256,833	2,293,230	11.2%
Chesterfield Civil Town	0	0	3,843	0	3,843	84,714	4.5%
Daleville Civil Town	1,712	24,262	0	273	26,247	321,394	8.2%
Delaware Community School Corp	7,860	109,017	71,593	3,887	192,357	4,971,695	3.9%
Wes-Del Community School Corp	14,005	25,975	8,196	1,324	49,500	1,788,930	2.8%
Liberty-Perry Community School Corp	1,238	14,914	6,486	3,194	25,831	2,125,369	1.2%
Cowan Community School Corp	2,290	44,430	0	1,549	48,268	1,520,299	3.2%
Yorktown Community Schools	227,185	465,987	55,927	4,956	754,056	4,880,893	15.4%
Daleville Community Schools	5,122	66,520	4,544	673	76,860	1,916,692	4.0%
Muncie Community School Corp	657,224	4,032,327	4,046,245	10,338	8,746,133	19,970,893	43.8%
Muncie Public Library	146,103	887,668	889,627	2,347	1,925,746	4,461,308	43.2%
Yorktown - Mt Pleasant Library	22,735	36,887	1,049	506	61,177	465,895	13.1%
Muncie Sanitary	315,686	1,650,007	1,574,505	5,239	3,545,437	8,605,763	41.2%
Muncie Public Transportation	152,777	883,022	861,341	2,454	1,899,593	4,158,680	45.7%
Delaware Airport	13,957	70,515	60,985	425	145,882	591,956	24.6%
East Central Indiana Solid Waste	6,262	31,636	27,361	191	65,450	265,580	24.6%
Delaware County Redevelopment	0	0	0	0	0	0	
Town of Yorktown Redevelopment	0	0	0	0	0	0	
Muncie Redevelopment Commission	0	0	0	0	0	0	
TIF - Center - Ind. Centre Magna 001	0	528	0	0	528	15,505	3.4%
TIF - Center Sanitary - Ind Centre Magna 002	0	269	0	0	269	5,685	4.7%
TIF - Center Sanitary - Magna 002	0	517	0	0	517	250,013	0.2%
TIF - Center Sanitary - Mid West Metal 002	0	0	0	0	0	241,065	0.0%
TIF - Center Sanitary - Prl 002	0	319	0	0	319	381,364	0.1%
TIF - Muncie - Downtown Central City 003	611	45,397	165,399	0	211,408	496,726	42.6%
TIF - Muncie - Downtown Expansion 003	0	53,041	18,617	0	71,657	132,226	54.2%
TIF - Muncie - Ind. Stamping 003	0	0	7,463	0	7,463	18,012	41.4%
TIF - Muncie - Muncie Air Park 003	0	91,309	95,334	0	186,644	398,891	46.8%
TIF - Muncie - Muncie Mall 003	0	0	879,632	0	879,632	2,123,104	41.4%
TIF - Muncie - Ontario Park Place 003	0	2,949	128,126	0	131,075	314,087	41.7%
TIF - Muncie - Spartech 003	0	0	0	0	0	1	41.0%
TIF - Hamilton Sanitary - Morrison Rd. 007	0	0	0	0	0	497	0.0%
TIF - Harrison - Nebo Rd. 008	0	0	0	0	0	118	0.0%
TIF - Harrison Sanitary - Morrison Rd. 009	0	0	0	0	0	36,100	0.0%
TIF - Monroe - Ind. Centre Magna 012	0	359	0	0	359	6,978	5.1%
TIF - Monroe Sanitary - Ind Centre Magna 013	0	82	0	0	82	552	14.8%
TIF - Mt. Pleasant - 600/332 014	0	0	0	0	0	20,187	0.0%
TIF - Mt. Pleasant - I-69 Park One 014	0	354	0	0	354	7,407	4.8%
TIF - Mt. Pleasant - Nebo Rd. 014	0	0	0	0	0	19,476	0.0%
TIF - Mt. Pleasant - New Brevini 014	0	4	0	0	4	233,937	0.0%
TIF - Mt. Pleasant - New Twoson Tool 014	0	6	0	0	6	108	5.1%
TIF - Mt. Pleasant - Park Brevini 014	0	0	0	0	0	59,978	0.0%
TIF - Mt. Pleasant - Park One 014	0	247	0	0	247	19,173	1.3%
TIF - Mt. Pleasant - Park Save-A-Lot 014	0	0	0	0	0	249,669	0.0%

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	3,435,847	18,322,940	16,788,731	76,661	38,624,179	115,984,401	33.3%
<i>TIF Total</i>	611	1,461,487	1,919,339	0	3,381,436	10,146,689	33.3%
<i>County Total</i>	3,436,458	19,784,427	18,708,070	76,661	42,005,616	126,131,090	33.3%
TIF - Mt. Pleasant - Park Twoson 014	0	2	0	0	2	233,395	0.0%
TIF - Mt. Pleasant Muncie - Nebo Rd. 016	0	1,149	0	0	1,149	1,974	58.2%
TIF - Yorktown - Yorktown 017	0	11,989	0	0	11,989	209,311	5.7%
TIF - Niles - Bell Perch 018	0	0	0	0	0	40,003	0.0%
TIF - Eaton - Ag Park 023	0	3,673	36	0	3,709	9,243	40.1%
TIF - Daleville - Daleville 026	0	17,077	0	0	17,077	763,227	2.2%
TIF - Muncie Annex TIF - Morrison Rd. 030	0	1,204,609	491,254	0	1,695,864	3,183,232	53.3%
TIF - Mt. Pleasant Muncie TIF - Morrison Rd.	0	0	30,027	0	30,027	80,486	37.3%
TIF - Yorktown Annex - 600/332 032	0	1,307	0	0	1,307	15,361	8.5%
TIF - Yorktown Annex - Chase Trail 032	0	1,626	0	0	1,626	15,472	10.5%
TIF - Yorktown Sanitary - Nebo Rd. 035	0	1,726	0	0	1,726	4,558	37.9%
TIF - Muncie Phase In 7 - Morrison Rd. 040	0	15,249	100,230	0	115,479	339,004	34.1%
TIF - Harrison Sanitary Muncie - Morrison Rd.	0	2,964	0	0	2,964	5,408	54.8%
TIF - Hamilton Eaton - Ag Park 042	0	4,736	196	0	4,932	13,414	36.8%
TIF - Muncie Phase In 8 - Nebo Rd. 043	0	0	0	0	0	117,185	0.0%
TIF - Muncie Phase In 9 - Nebo Rd. 044	0	0	3,024	0	3,024	55,081	5.5%
TIF - Muncie Phase In 10 - Nebo Rd. 045	0	0	0	0	0	29,475	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.